

MINUTES ADOPTED BY CITY COUNCIL

Greenville, NC
May 9, 2005

The Greenville City Council met in a regular meeting on the above date at 6:00 PM in the City Council Chambers, third floor of the Municipal Building, with Mayor Robert D. Parrott presiding. The meeting was called to order, followed by the invocation by Council Member Dunn and the pledge of allegiance to the flag. The following were present.

Mayor Robert D. Parrott
Mayor Pro-Tem Ric Miller
Council Member Mildred A. Council
Council Member Ray Craft
Council Member Pat Dunn
Council Member Rose H. Glover
Council Member Chip Little
Wanda T. Elks, City Clerk
David A. Holec, City Attorney
Bill Richardson, Deputy City Manager

APPROVAL OF AGENDA

Motion was made by Council Member Dunn and seconded by Council Member Council to approve the agenda as presented. Motion carried unanimously.

APPROVAL OF CONSENT AGENDA - APPROVED

Motion was made by Council Member Craft and seconded by Council Member Council to approve all the items under the consent agenda as listed below. Motion carried unanimously.

- (1) Minutes from the March 17, March 21, April 11, and April 14, 2005 City Council meetings
- (2) Consideration of various tax refunds

<u>Name</u>	<u>Reason</u>	<u>Amount</u>
Bernice L. Coward	Vehicle charged in City limits in error (2000, 2002, and 2003)	\$597.94
Pitt County Tax Collector (Elizabeth Anne Walters)	Mobile home double charged Refund to be issued back to Pitt County Tax Collector for outstanding taxes	\$115.47
- (3) Ordinance establishing no parking anytime zones along the south side of Myrtle Street from Fourteenth Avenue to Manhattan Avenue (Ordinance No. 05-44)
- (4) Ordinance establishing no parking anytime zones along the north side of Myrtle Avenue from Line Avenue westward for 650 feet (Ordinance No. 05-45)
- (5) Ordinance establishing two-hour parking along the south side of East Third Street

beginning 30 feet from the intersection with Evans Street and extending 102 feet eastward (Ordinance No. 05-46)

- (6) Resolution accepting dedication of public rights-of-way and easements for Westpointe, Section 5, Phase 2 (Resolution No. 05-25)
- (7) Consideration of a memorandum of understanding with Greenville Utilities Commission concerning occupancy of the General Offices Property (Contract No. 1268A)

BOARDS AND COMMISSIONS PRESENTATIONS

Planning and Zoning Commission

Mr. Merrill Flood, Director of Planning and Community Development, informed the Council that because the Chairman of the Planning and Zoning Commission would be unable to attend tonight's meeting, he would be presenting the Commission's report to the Council. During the last 15-month period, the Planning and Zoning Commission has considered 32 rezoning petitions involving 496 acres of land, 40 preliminary plats containing 2,387 lots and 1,879 acres of land, and 444 apartment units containing 2,616 total bedrooms. There have been 14 text amendments to the City Code including rewrite of the airport zoning ordinance, multiple use table amendments, multiple definition section updates, flood damage prevention standards, sports ramp size and use standards, various sign ordinance amendments, and the creation of a restricted use overlay zone. There have been several land use plans approved during this fifteen month period, including an update of the Comprehensive Plan and Land Use Plan Map, Greenways Master Plan, Flood Land Reuse Plan, and Hazards Mitigation Plan. The Commission and staff are currently working on various corridor, neighborhood, and district plans that will be recommended as updates or supplements to the Comprehensive Plan. These plans will identify land use needs (how much land should be allocated or reserved for particular uses); further refine the desired land uses patterns, which will aid Council in the consideration of rezoning cases; provide recommendations on necessary infrastructure and public facility improvements; and recommend enhancements for neighborhood livability.

Mr. Flood concluded by stating that the Planning and Zoning Commission looks forward to working with the Redevelopment Commission on the West Greenville Neighborhoods and the Uptown Area Plan.

PRESENTATION OF RESOLUTION OF COMMUNITY APPEARANCE COMMISSION ENDORSING THE EFFORTS OF THE CITY OF GREENVILLE TO SEEK ENACTMENT OF LEGISLATION AUTHORIZING ORDINANCES TO LIMIT CLEAR-CUTTING OF TREES IN BUFFER ZONES PRIOR TO DEVELOPMENT

Mr. Larry Spell, Chairman of the Community Appearance Commission, presented a resolution from the Community Appearance Commission endorsing the efforts of the City of Greenville to seek enactment of legislation authorizing ordinances to limit clear-cutting of trees in buffer zones prior to development. He informed the Council that the resolution is the same one that the Environmental Advisory Commission adopted earlier, and the Community Appearance Commission joins the Environmental Advisory Commission in supporting the efforts. There are seven cities in North Carolina that have tree preservation ordinances. The Community Appearance Commission would like to offer their services in crafting an ordinance and coming

up with ideas. He extended the services of the Commission members to help the City Council come up with an ordinance that works for the City.

Mayor Parrott informed Mr. Spell that this is not something that can be introduced to the General Assembly this year; however, if the Community Appearance Commission would like to draft something and get it back to the City Council by January, the City Council may consider presenting it to the legislators. He thanked the Commission for its efforts.

Mr. Spell stated that the Community Appearance Commission has discussed having a subcommittee to study this issue.

STATUS REPORT ON TENTH STREET CONNECTOR PROJECT

Mr. Thomas Tysinger, Director of Public Works, stated that staff is continuing to work with the Program Development and Environmental Branch of the Department of Transportation in evaluating the Scope of Work and fee proposed by Kimley-Horn and Associates for the planning, environmental studies, and design of this project. It is expected that a contract will be presented for Council consideration in June. This is a very involved project. In accordance with the Municipal Agreement, the Department of Transportation will be responsible for construction of the project with state and federal funds. This requires the City to go through an extensive public involvement process, development of environmental impact statements, and a determination of the Least Environmentally Damaging Preferred Alternative. It is anticipated that the public involvement process and environmental studies will take approximately 30 months to complete. According to the recently released Draft State Transportation Improvement Program, right-of-way acquisition is not scheduled to begin until late 2007 with construction planned to begin in late 2009 and take approximately three years. The schedule for right-of-way acquisition and construction is totally dependent upon completion of the environmental studies phase. This project is being funded by a not-to-exceed six million dollar commitment from the City, East Carolina University and Pitt County Memorial Hospital, equally shared. The remaining funds are being provided by the North Carolina Department of Transportation. The City is taking the lead in planning, environmental studies, and design. The Department of Transportation will be responsible for right-of-way acquisition and construction. As part of the public involvement process, there will be several workshops open to the public, required public hearings, staff and consultants will be available for small group meetings, and there will be project newsletters forwarded to an extensive mailing list. Staff will also be working with a citizen advisory committee consisting of representatives having a direct interest in the project. A recommended membership list will be presented to City Council for consideration at the time a recommended contract is brought forward.

CONSIDERATION OF NEW CONSTRUCTION LOT POLICY IN 45-BLOCK REVITALIZATION AREA

Mr. Merrill Flood, Director of Planning and Community Development, stated that the recent acquisition of properties in the 45-Block Revitalization Area have created building sites for new homes. Several substandard lots have been recombined to create standard building sites to support new housing and comply with local zoning requirements. These lots allow the City to make affordable housing available to the residents of the 45-Block area. In order to make

housing available and comply with the General Statutes, lot cost must be established. Also, in order to keep housing production affordable, some financial “write down” of costs is sometimes necessary. A guide has been prepared establishing lot value and financial incentives with the cost of lots utilized for housing development in the 45-Block Revitalization Area. The policy is as follows:

“COPY”

Recombination and Reuse of Lots

As lots are obtained within the 45-Block Revitalization Area, substandard lots will be combined with other properties owned by the City (if adjacent to the substandard lot) to create conforming lots for the construction of single-family housing. Re-use of lots for this purpose will comply with the recommended actions of the 2003 Consolidated Plan as adopted by City Council on June 9, 2003 and the Center City-West Greenville Revitalization Plan upon its adoption by City Council. Lots that will be used for the development of new housing would be disposed of following this policy.

Lot Value, Resale Cost and Financial Incentives for Development of Affordable Housing

Lots will be sold at value to the lot determined by the Pitt County Tax Assessor’s Office for tax purposes. The cost of the lot to the purchaser will be reduced at a rate of 50% for persons at or below 80% of the median income for the City of Greenville by use of grant assistance (Document No. 05-4). Reduction of the lot cost will make homes more affordable for families with lower incomes. The Affordable Housing Loan Committee will recommend all lot awards to City Council for approval.

“COPY”

Motion was made by Council Member Little and seconded by Mayor Pro-Tem Miller to approve the recommended policy. Motion carried unanimously.

REVIEW OF MAY 12, 2005 CITY COUNCIL AGENDA

The Council did a cursory review of the items on the May 12, 2005 City Council Meeting agenda and reviewed the appointments to Boards and Commissions.

Deputy City Manager Richardson informed the Council that a request was received from Jackie Leonard requesting that the Claredon Drive street closing request be continued due to the fact that she is having to deal with her sick mother. Another letter was received from Fred Mattox, Attorney, requesting that the City act on the resolution due to the fact that the option on the property will expire at the end of the month.

Council Member Dunn stated that she would like to know if the option can be extended.

Motion was made by Mayor Pro-Tem Miller and seconded by Council Member Council to hear the case as scheduled. Motion failed with a vote of 2:4. Mayor Pro-Tem Miller and Council

Member Council voted in favor of the motion. Council Members Glover, Little, Craft and Dunn voted in opposition.

Motion was made by Council Member Craft and seconded by Council Member Dunn to continue this request to June 9. Motion carried unanimously.

Motion was made by Council Member Little and seconded by Mayor Pro-Tem Miller to add to the May 12 City Council agenda the subject of initiating an amendment to the zoning ordinance relating to home occupations. Motion carried unanimously.

Council Member Glover stated that she has some information on the contractors for the lots on the West Greenville Project for the Thursday night agenda; however, she would like further information.

Mr. Merrill Flood, Director of Planning and Community Development, stated that Ken Todd Construction has done work in Simpson and the Metropolitan Housing and CDC has done work in Simpson, Washington and Grifton (Field of Dreams).

Council Member Glover stated that she would like to have square footages of other houses presented. She expressed concern about the small size of the houses.

Mr. Flood stated that the State Historic Preservation Office approved the ones shown. It looks at style and character of the other houses in the area. Staff is looking at more plans; however, since the lots were purchased with federal funds, there will be stipulations attached to the lots.

Council Member Dunn stated that there will be a need for the small houses since they will be affordable. There will be some larger ones. The City doesn't want to eliminate the opportunity for homeownership for people who cannot afford to pay more.

Mr. Flood stated that the State Historic Preservation Office has not deemed the ranch style house appropriate.

Council Member Glover stated that people don't have the answers to give to people at the public meetings. People in the community should feel good about the process. Also, an environmental study needs to be done. Council Member Council and she need to be convinced that this is a good project before others in the neighborhood buy into it.

COMMENTS FROM MAYOR AND CITY COUNCIL MEMBERS

Council Member Glover stated that she will announce the Environmental Advisory Commission Awards Thursday night.

Council Member Council reminded everyone about Town Hall Day that is being held in Raleigh Wednesday, May 11. She is participating in a meeting of the North Carolina Black Elected Officials that morning to award a scholarship. The first Youth Summit will be held at the NCLM meeting in Hickory on October 16. She congratulated all graduates of Shaw University and A&T. She met with the J. H. Rose High School Ladies of Distinction today. She and Council

Member Dunn participated in the event in West Greenville for seniors.

Council Member Dunn congratulated all East Carolina University and high school graduates. She displayed an Arbor Day Flag that the City received for being a Tree City for 15 years.

CITY MANAGER'S REPORT

Review Budget Approval Process

Deputy City Manager Bill Richardson stated that the budget presentations of the City, Sheppard Memorial Library, Pitt-Greenville Airport, Pitt-Greenville Convention Center and Greenville Utilities will be done Thursday night. He stated that the Council might wish to have a budget meeting on May 23, which is a regularly scheduled meeting.

ADJOURN

Motion was made by Council Member Little and seconded by Council Member Council to adjourn the meeting at 7:00 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, CMC
City Clerk